

8/89 Tennyson Street, Essendon Vic 3040



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$380,000 - \$418,000

Median House Price

December quarter 2024: \$569,444

Comparable Properties



5/7 Daisy Street, Essendon 3040 (REI)

2 Bed 1 Bath 1 Car

Price: \$412,000

Method: Private Sale

Date: 18/12/2024

Property Type: Apartment

Agent Comments: Comparable attributes, similar style block and location, inferior condition



3/15 Woodvale Close, Essendon 3040 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$392,500

Method: Private Sale

Date: 11/12/2024

Property Type: Apartment

Agent Comments: Comparable location and attributes, inferior condition, similar older block



10/15 Maribyrnong Road, Ascot Vale 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$416,000

Method: Private Sale

Date: 21/08/2024

Property Type: Apartment

Agent Comments: Inferior positioning, comparable block, older renovations

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

8/89 Tennyson Street, Essendon Vic 3040s

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$418,000

Median sale price

Median price \$569,444 Unit x Suburb Essendon

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 5/7 Daisy Street, ESSENDON 3040 | \$412,000 | 18/12/2024 |
| 3/15 Woodvale Close, ESSENDON 3040 | \$392,500 | 11/12/2024 |
| 10/15 Maribyrnong Road, ASCOT VALE 3032 | \$416,000 | 21/08/2024 |

This Statement of Information was prepared on:

29/01/2025 08:47